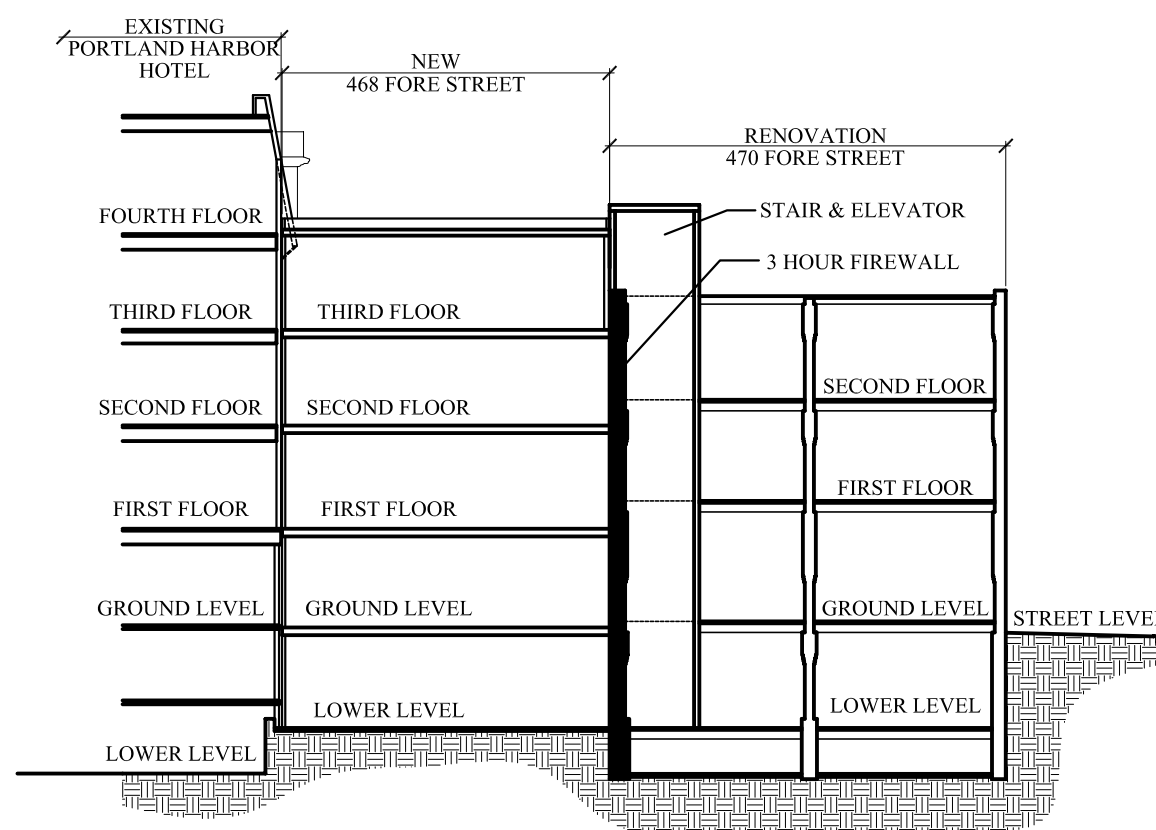


PORTLAND HARBOR HOTEL ANNEX

468-470 FORE STREET
PORTLAND, ME

DATE OF ISSUE

Pricing Set - 1 August 2007
Bid Set - 17 August 2007
Addendum One - 31 August 2007
Issued for Permit - 14 Sept. 2007



DRAWING LIST

CIVIL DRAWINGS

- 1 OVERALL SITE PLAN
- 2 EXISTING CONDITIONS/DEMO PLAN AND SITE PLAN
- 3 DETAILS

LANDSCAPE DRAWINGS

- L1.00 LANDSCAPE PLAN

STRUCTURAL DRAWINGS

- S01 GENERAL NOTES, PILE SCHEDULE, PILE LAYOUT PLAN
- S02 PILE CAP / GRADE BEAM PLAN
- S03 LOWER LEVEL SLAB PLAN
- S04 GROUND FLOOR FRAMING PLAN
- S05 FIRST FLOOR FRAMING PLAN
- S06 SECOND AND THIRD FLOOR FRAMING PLAN
- S07 ROOF FRAMING PLAN
- S08 FOUNDATION DETAILS
- S09 COLUMN SCHEDULE, FRAMING DETAILS

ARCHITECTURAL DRAWINGS

- A0.00 DEMO PLANS
- A0.10 DEMO CRAWL SPACE AND EAST ELEVATION
 - A0.11 DEMO LOWER LEVEL
 - A0.12 DEMO GROUND LEVEL
 - A0.13 DEMO FIRST FLOOR PLAN
 - A0.14 DEMO SECOND FLOOR PLAN
 - A0.15 DEMO ROOF PLAN
- A1.00 FLOOR PLANS
- A1.01 LOWER LEVEL
 - A1.02 GROUND LEVEL
 - A1.03 FIRST FLOOR PLAN
 - A1.04 SECOND FLOOR PLAN
 - A1.05 THIRD FLOOR PLAN
 - A1.06 ROOF PLAN
- A2.00 ELEVATIONS
- A2.01 NORTH ELEVATION
 - A2.02 WEST ELEVATION
 - A2.03 SOUTH ELEVATION
- A3.00 SECTIONS
- A3.01 BUILDING SECTIONS
 - A3.02 BUILDING SECTIONS
 - A3.11 STAIR ONE SECTION & DETAILS
 - A3.12 STAIR TWO, THREE, AND FOUR
 - A3.21 ELEVATION SECTION & DETAILS
 - A3.31 WALL SECTIONS
 - A3.32 WALL SECTIONS
 - A3.33 WALL SECTIONS
- A4.00 WALL / FLOOR TYPES
- A4.01 WALL ASSEMBLIES
 - A4.02 FLOOR-CEILING-ROOF ASSEMBLIES
- A5.00 DETAILS
- A5.01 STOREFRONT DETAILS
 - A5.02 CURTAIN-WALL DETAILS
 - A5.03 MISCELLANEOUS DETAILS
- A7.00 SCHEDULES
- A7.01 DOOR SCHEDULE

CONTACTS

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RELEVANT CODES - ADDITION TO PORTLAND HARBOR HOTEL

IBC-2003	CODE REFERENCE	FIRE PARTITIONS	
USE GROUP R-1 (HOTEL)		CORRIDOR FIRE PARTITION (NONBEARING) - 1/2 HR	708.1
USE GROUP S-2 (STORAGE)		DWELLING UNIT SEPARATION - 1 HR	T-1016.1
USE GROUP M (MERCANTILE)		4-STORY SHAFT - 2 HOURS	708.3
CONSTRUCTION TYPE 1-B (Protected non-combustible)	T-503	DRAFTSTOPPING - N/A	707.4
R-1 Sprinkled W/NFPA 13	903.3.1.1	STANDPIPE REQUIRED	717.3.2 exception 2
79,000sf. ALLOWED WITHOUT INCREASES		FIRE DEPT. CONNECTION REQUIRED	905.3.1
1,790sf. PROPOSED		ALARM REQUIRED	903.3.7 (AS DIRECTED BY FIRE)
ALLOWABLE HGT. WITH SPRINKLER 180'	504.2	SMOKE DETECTORS REQUIRED	907.2.8.1 exception 2
12 STORIES ALLOWED WITH SPRINKLER	504.2	3' ELEVATOR VENT REQUIRED	907.2.10.1.1
4 STORIES PROPOSED		FIREWALL REQUIRED BETWEEN USES - 3 HOURS	3007.3
FIRE RESISTANCE FOR TYPE 1-B		FIREWALL - ANY NON-COMBUSTIBLE MATERIAL	T-705.4
COLUMNS AND FLOOR/CEILING - 2 HOURS	T-601	FIREWALL HAS NO 18" EXTENSION	705.3
ROOF - 1 HOUR	T-601	FIREWALL STOPS AT LOW ROOF OF STEPPED BLDG.	705.5 Exception 3
MAINE HUMAN RIGHTS COMMISSION		DOORS IN FIREWALL TO BE RATED 3 HOURS	705.6.1
ACCESSIBILITY CODE TO BE ANSI A117.1 - 2003		RATING OF BRICK FIREWALL 3 HOURS = 4.9 IN.	T-715.3
		RATING OF EXTERIOR WALLS - 1 HOUR < 5ft.	T-720.1(2)
		LEVEL OF EXIT DISCHARGE UNRATED	T-602
		MEANS OF EGRESS	1023.1
		USE GROUP M OCCUPANT LOAD 1375/30 = 46	1003
		ONE MEANS OF EGRESS ALLOWED	T-1004.1.2
		USE GROUP R-1 OCCUPANT LOAD 2,007/200 = 10	T-1014.1
		MINIMUM REQUIRED CORRIDOR WIDTH - N/A	T-1004.1.2
		MERCANTILE SPACE INSING DOOR < 50 PEOPLE	1005.1

RELEVANT CODES - RENOVATION OF 470 FORE ST.

IBC-2003	CODE REFERENCE	FIRE PARTITIONS	
USE GROUP B (BUSINESS) AND M (MERCANTILE)	310.1 AND 309.1	CORRIDOR FIRE PARTITION (NONBEARING) - 1 HR	1014.2.1ex1
CONSTRUCTION TYPE 3-B	T-503	ELEVATOR LOBBY REQUIREMENT N/A	707.14.1 exception 4
R-1 Sprinkled W/NFPA 13	903.3.1.1	DRAFTSTOPPING - N/A	717.3.2 exception 2
12,500sf. ALLOWED WITHOUT INCREASES		STANDPIPE NOT REQUIRED <30'-0"	905.3.1
2,077sf. PROPOSED		FIRE DEPT. CONNECTION REQUIRED	903.3.7 (AS DIRECTED BY FIRE)
ALLOWABLE HGT. WITH SPRINKLER 75'	504.2	MANUAL FIRE ALARM NOT REQUIRED	907.2.7
5 STORIES ALLOWED WITH SPRINKLER	504.2	SPRINKLER FLOW ALARM REQUIRED	903.4.2
3 STORIES PROPOSED (EXISTING)		FIREWALL REQUIRED BETWEEN USES - 3 HOURS	T-705.4
FIRE RESISTANCE FOR TYPE 3-B		FIREWALL - ANY NON-COMBUSTIBLE MATERIAL	705.3
COLUMNS AND FLOOR/CEILING - 0 HOURS	T-601	FIREWALL HAS NO 18" EXTENSION	705.5 Exception 3
BEARING WALLS - EXTERIOR - 2 HOURS	T-601	FIREWALL STOPS AT LOW ROOF OF STEPPED BLDG.	705.6.1
BEARING WALLS - INTERIOR - 0 HOURS	T-601	DOORS IN FIREWALL TO BE RATED 3 HOURS	T-715.3
FLOOR CONSTRUCTION - 0 HOURS	T-601	RATING OF BRICK FIREWALL 3 HOURS = 4.9 IN.	T-720.1(2)
ROOF CONSTRUCTION - 0 HOURS	T-601	RATING OF EXTERIOR WALLS - 1 HOUR < 5ft.	T-602
MAINE HUMAN RIGHTS COMMISSION		MEANS OF EGRESS	1003
ACCESSIBILITY CODE TO BE ANSI A117.1 - 2003		USE GROUP M OCCUPANT LOAD 1450/30 = 49	T-1004.1.2
NFPA 101 LIFE SAFETY		ONE MEANS OF EGRESS ALLOWED	T-1014.1
2-HOUR STAIR SHAFT NON-COMBUSTIBLE MATERIALS	NFPA A.7.1.3.2.1(5)	USE GROUP R-1 OCCUPANT LOAD 2,007/100 = 20	T-1004.1.2
STAIR MATERIALS SAME AS BUILDING CONSTRUCTION	NFPA 7.2.2.3.1.2	MINIMUM REQUIRED CORRIDOR WIDTH - N/A	1005.1
EXIT ACCESS SEPARATION MEASURED ALONG	NFPA 7.5.1.3.3		
1-HOUR CORRIDOR LINE OF TRAVEL	FIG. A.7.5.1.3.2(d)		

ELECTRICAL LIGHTING DRAWINGS

- E1.1 LIGHTING PLAN